



HERBERT MEWS, SW2
£1,050,000 FREEHOLD

Winkworth



HERBERT MEWS, SW2

We are pleased to present this immaculate five-bedroom terraced house in a luxury gated development overlooking Brockwell Park. Ideally located for the amenities of both Brixton and Herne Hill.

This beautifully presented house has a spacious kitchen reception diner with wooden flooring on the ground floor which opens to a conservatory overlooking the east facing garden. The new fitted kitchen has a granite worktop and a wooden breakfast bar. There is also a convenient downstairs WC with a wash handbasin. On the first floor there are three bedrooms; one master bedroom to the rear with fitted wardrobes and a new en suite shower room, and two bedrooms to the front of the property.

On the second floor there are two large double bedrooms, both with fitted wardrobes, and a new, luxury bathroom with a WC and a shower over the bath.

The property also benefits from loft storage, double glazing throughout and designated off-street parking in front of the house.

The property is in a secure gated development and the location is much sought after by families due to the proximity of Jubilee Primary School, Corpus Christi Catholic School, Judith Kerr Primary School and St Jude's Primary School and for the easy access to the lovely Brockwell Park and its iconic Lido. The property is within walking distance of Herne Hill and Brixton amenities with good transport links from Brixton tube station.

LOCATION

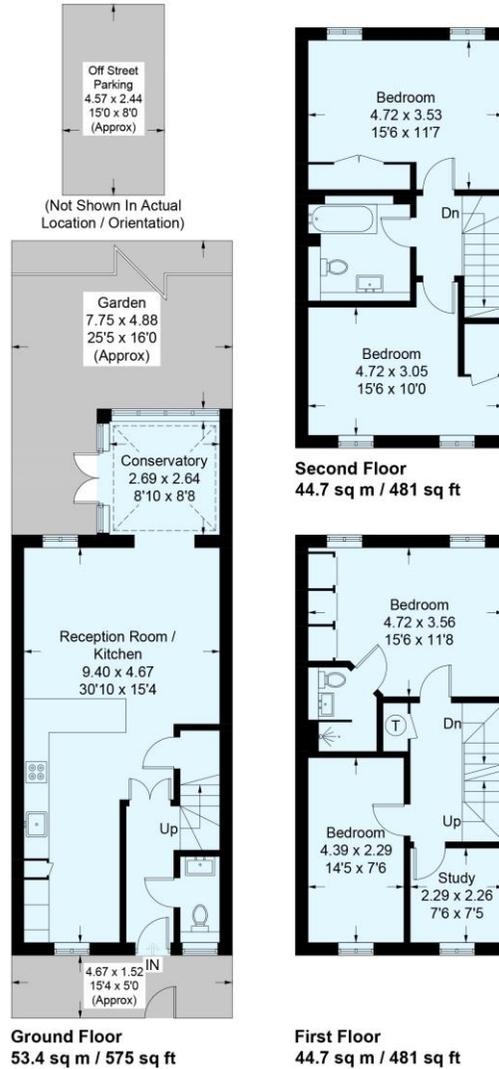
Brixton/Herne Hill





Herbert Mews, SW2

Approximate Floor Area = 142.8 sq m / 1537 sq ft
Including Limited Use Area (2 sq m / 21 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID620514)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

